

JANUARY 2019

Alta Vista South Community Association

www.AltaVistaCA.com

Professionally Managed by Keystone Pacific Property Management, LLC - 16775 Von Karman, Ste. 100, Irvine, CA 92606

COMMUNITY MANAGER INTRODUCTION

Hello All! My name is Akash Vaidya and I am the new Community Association Manager for the Alta Vista South Community Association. Should Alta Vista South Community Homeowners have specific questions or concerns about Association-maintained items, they are encouraged to contact the Community Association Manager, Akash Vaidya, via email at avaidya@keystonepacific.com. Vontrell Burnett is the new Associate for the Alta Vista South Community Association and is also available to answer many questions or concerns. Contact Vontrell Burnett at vburnett@keystonepacific.com or (949) 838-3201.

DUTIES OF OUR BOARD OF DIRECTORS

Our Board of Directors is charged with maintaining, preserving and enhancing the common assets of our Association. In order to perform those duties, our Board depends upon the advice and counsel of experts in various fields of community association management, which include our management company, attorneys, landscapers, insurance specialists, just to name a few. When making decisions regarding our community, the Board is expected to consider all the facts and factors involved in the issue and make the best business decisions possible.

In addition to dealing with insurance, maintenance, financial and contractual decisions, the board must also balance their positions on the board, with their role as a homeowner. If assessments are increased that means theirs are increased also. If rules are enacted, that means they have to obey them too. Serving on the Board reflects just how seriously they take that responsibility. Please contact Management for more information.

**On behalf of Keystone Pacific
Property Management and your
Alta Vista South Board of
Directors, we wish you all a...**



BOARD OF DIRECTORS:

President: Cyrus Khavarian
Vice-President: Eric Nguyen
Treasurer: Chris LaPuma
Secretary: Matt Campbell
Member-at-Large: Fred Eshragh

NEXT BOARD MEETING:

Monday, February 4, 2019
6:30 P.M. @ Alta Vista Country Club
777 E. Alta Vista Dr.
Placentia, CA

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:
Akash Vaidya
Phone: 949-838-3217
Emergency After Hours: 949-833-2600
avaidya@keystonepacific.com

COMMON AREA ISSUES:

Vontrell Burnett
Phone: 949-838-3201
vburnett@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600

POOL CARDS:

Please contact Vontrell Burnett at
949-838-3201

BILLING QUESTIONS/ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600
accounting@keystonepacific.com

ARCHITECTURAL DESK:

Phone: 949-838-3239
architectural@keystonepacific.com



JANUARY 2019 REMINDERS

For after-hours association maintenance issues, please call 949-833-2600 to be connected with the emergency service line. Please call 9-1-1 for life-threatening emergencies.

Street Sweeping Day - 2nd and 4th Thursday of the month

Trash Pick-Up Day - Tuesdays

Please remove trash cans from the common areas after this day.

Monday, February 4, 2019 - Board Meeting @ 6:30 p.m.

Location: Alta Vista Country Club

777 E. Alta Vista Dr, Placentia

Keystone Pacific Closed in Observance of the Following Days -

* New Year's Day- Tuesday, January 1st

SIGN UP FOR THE ACH PROGRAM

Save time and money and never miss a payment again! Sign up to have your assessment payments automatically debited from your checking or savings account. Please call Customer Care at 949-833-2600 or send an e-mail to customercare@keystonepacific.com to request an ACH application.

ARE YOU PICKING UP AFTER YOUR PET?

Besides being unsightly and smelly, animal waste can be hazardous to the health of our children, who play in the community, and to other pets. One of the most common forms of disease transmission, between dogs, is through fecal matter. **It is important to remember to, immediately, clean up after your pet.** When walking your dog, take a baggie with you to pick up waste and dispose of it properly. For your convenience, you may find doggie stations are located on Dunnivant. Thank you for your cooperation!

VISIT www.AltaVistaCA.com

Log onto the community website to:

- Submit maintenance requests, address changes
- Get the latest community news & updates
- Obtain minutes, newsletters, policies, forms
- Access your account online
- Pay your HOA bill online

Should you have problem logging onto the community website, please call Customer Care at 949-833-2600.

HOLIDAY DECORATIONS – January 15th

Holiday Decorations are to be removed and properly stored by January 15th, at this time please make sure that there are no visible, hooks, staples, hangers or other hardware attached after the decorations are removed. If you have a Christmas tree that needs to be recycled, Placentia Disposal will recycle your Christmas tree at no additional cost. Cut up your holiday tree and place it inside your "yard waste" container or place it on the ground next to your trash containers. Holiday trees larger than six-feet tall must be cut-in-half in order to be eligible for pickup. A special "tree crew" will automatically collect holiday trees that have been placed curbside during the two weeks following Christmas Day, no appointment is necessary. Trees will be picked up on regular trash collection days, so plan accordingly. Please be sure that trees are free of decorations, tinsels, metal stands, etc. Unfortunately, flocked trees cannot be recycled. To dispose of a flocked tree, please cut-it-up and place it inside your "trash" container.

KEEP WARM AND SAFE

December, January and February are the deadliest months for home fires, according to the National Fire Protection Association (NFPA). Heating equipment is the second leading cause of home fires and home fire deaths. That is why it is important for you and your loved ones to take extra precautions during the winter. Thinking of buying a space-heater? The NFPA recommends that you make sure it carries the mark of an independent testing laboratory and that you install it according to the manufacturer's instructions or have it professionally installed.